

# 14 UNIT MULTIFAMILY COMPLEX

409 BETO STREET, HUNTSVILLE, TX 77340

FOR SALE: \$1,800,000

PROPERTY SUMMARY | MULTIFAMILY PROPERTY



## PROPERTY DESCRIPTION

- Strategic Location: Less than 0.5 miles from I-45 and Hwy 19; under 10 minutes to Sam Houston State University.
- Diverse Unit Mix:
  - 6 units: 1 bed, 1 bath (approx 750 sqft each)
  - 4 units: 2 beds, 1 bath
  - 4 units: 3 beds, 2 baths
- Current Vacancies: Units 2, 5, 10, 13, and 14 are available for immediate occupancy.
- Utilities Included: Trash, water, and sewage services are covered in the rental agreement.
- Appliances Provided: Each unit comes equipped with a washer/dryer, oven, fridge, microwave, and dishwasher.
- Recent Renovations: Many units have undergone updates enhancing aesthetics and comfort.
- Potential for Development: Set on 3.66 acres near future major developments, offering significant growth potential.
- Ideal for: Investors seeking a property with immediate cash flow and future appreciation potential in a growing area.

## OFFERING SUMMARY

Sale Price:	\$1,800,000
Number of Units:	14
Lot Size:	3.66 Acres
Building Size:	11,362 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	135	400	2,303
Total Population	326	970	5,622
Average HH Income	\$57,036	\$57,374	\$52,508

ADAM OLSEN, CCIM

713.614.2670

adam@thecommercialprofessionals.com

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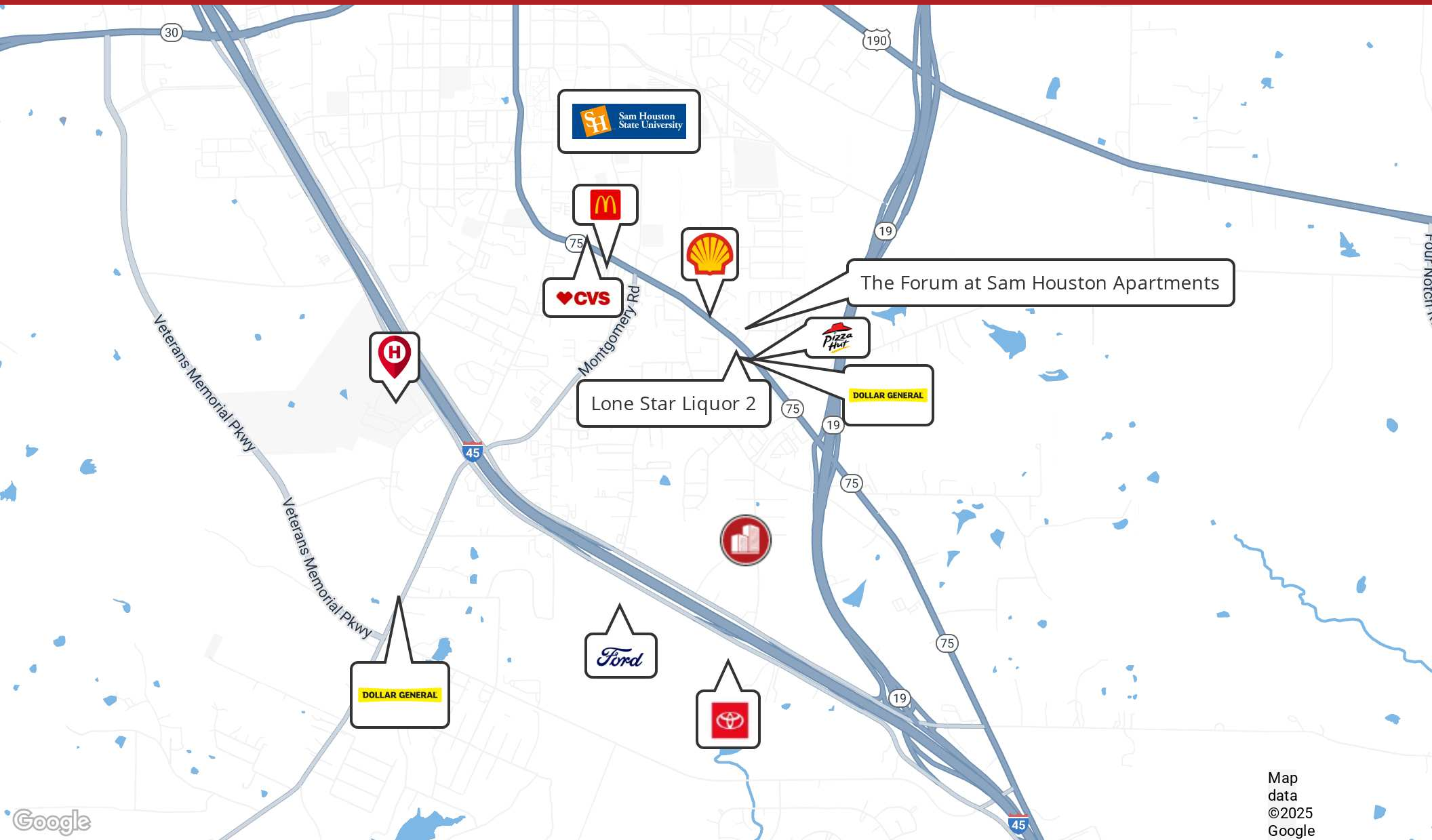
2800 Post Oak Blvd, Suite 4100, Houston, TX 77056

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RETAILER MAP | MULTIFAMILY PROPERTY



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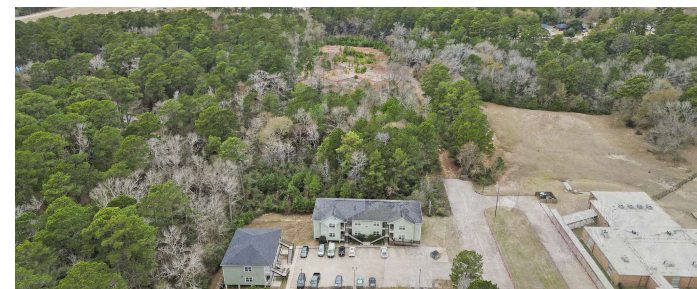
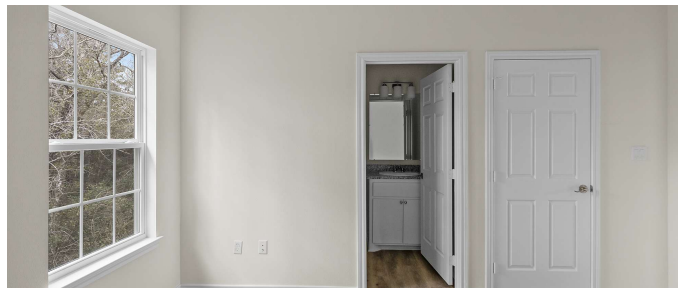


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ADDITIONAL PHOTOS | MULTIFAMILY PROPERTY



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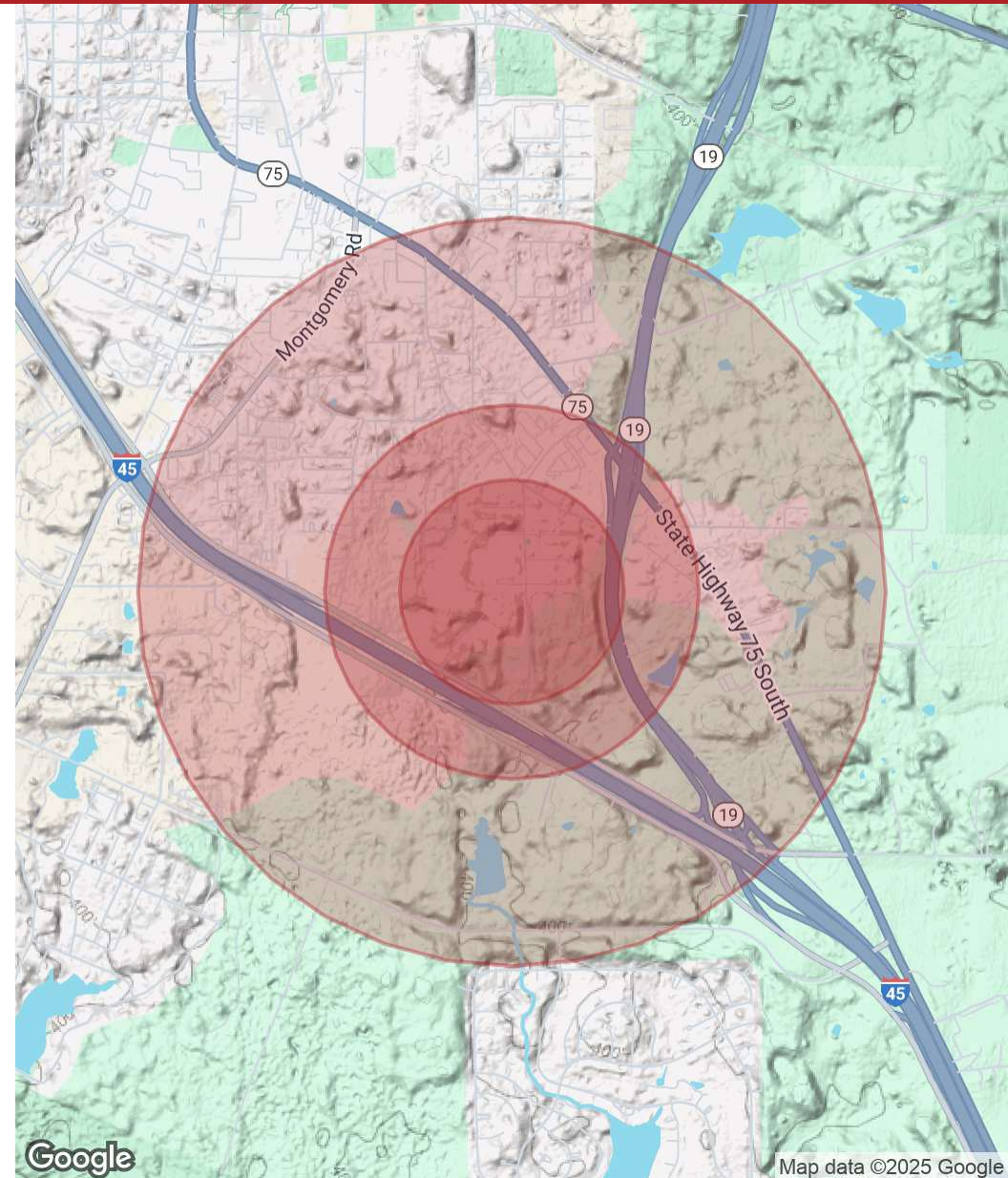
DEMOGRAPHICS MAP & REPORT | MULTIFAMILY PROPERTY

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	326	970	5,622
Average Age	31	31	31
Average Age (Male)	30	30	31
Average Age (Female)	32	32	32

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	135	400	2,303
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$57,036	\$57,374	\$52,508
Average House Value	\$236,273	\$242,035	\$205,336

Demographics data derived from AlphaMap



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